



**APPLICATION COM/232618 FOR
DEREGISTRATION OF PART OF COMMON
LAND AT THE SANDS, DURHAM**

**THE DEREGISTRATION AND EXCHANGE
OF COMMON LAND AND GREENS
(PROCEDURE) (ENGLAND) REGULATIONS
2007**

**PROOF OF EVIDENCE SUMMARY
OF HENRY JONES ON BEHALF OF
DURHAM COUNTY COUNCIL**

(Planning)

27 NOVEMBER 2020

- 1 INTRODUCTION AND SCOPE OF EVIDENCE**
- 2 RELEASE LAND**
- 3 REPLACEMENT LAND**
- 4 SUMMARY AND CONCLUSIONS**

1 INTRODUCTION AND SCOPE OF EVIDENCE

1.1 My name is Henry Jones and I am employed by the Council as a Principal Planning Officer on the Strategic Planning Team. I have held this post since February 2018.

1.2 I have a BA (Hons) in Urban Studies and Planning (University of Sheffield 2004) and a diploma in Town and Country Planning (University of Sheffield 2005). I also obtained a Postgraduate Certificate in Public Sector Management Development (Northumbria University) in 2009. In 2007 I was elected to full membership of the Royal Town Planning Institute. This membership remains current and I continue to undertake Continuing Professional Development (CDP) in accordance with the Institute's Code of Conduct.

1.3 I understand my duty as an expert witness to the Inquiry and I have complied with and continue to comply with that duty. The evidence which I have prepared and provide for this inquiry is true. I confirm that the opinions expressed are my true professional opinions.

1.4 My evidence concerns planning matters relevant to the application for deregistration of part of Common Land at The Sands, Durham.

2 RELEASE LAND

2.1 My Proof of Evidence summarises the planning status of the Release Land and the rest of the Sands Common Land taking into consideration Development Plan land allocations and designations or other key planning related site constraints generally considered/borne in mind when considering the planning implications of a development proposal. I confirm that the designation (or de-designation) of the site as Common Land would not constitute development requiring planning permission as such having regard to the meaning of development set out within Section 55 of the Town and Country Planning Act 1990.

2.2 In April 2019 planning permission was granted on the Release Land (and further land adjacent) for the erection of an office headquarters with associated car parking (inclusive of a multi-storey car park), landscaping, highway and infrastructure works and demolition of existing structures (DM/18/02369/FPA) with a subsequent planning permission for a variation of condition granted in June 2020 (DM/20/00702/VOC).

- 2.3 My Proof of Evidence describes the approved elements of the development located within the bounds of the Release Land. I present the options in the event that the development could not take place or partly could not take place on the Release Land, to formalise any amended proposals including highlighting that if additional land, beyond the application site boundary, was required then a stand alone planning application for that land would be necessary. I summarise the remaining planning history of the Release Land and rest of the Sands Common Land.

3 REPLACEMENT LAND

- 3.1 In summarising the planning status of the Replacement Land I have considered Development Plan land allocations and designations or other key planning related site constraints generally considered/borne in mind when considering the planning implications of a development proposal.
- 3.2 I confirm that the designation of the site as Common Land would not constitute development requiring planning permission. I summarise the planning history of the Replacement Land.
- 3.3 I also discuss matters surrounding the planning status of five alternative replacement land sites below again with reference to Development Plan Land allocations and designations or other key planning related site constraints generally considered/borne in mind when considering the planning implications of a development proposal and summarise relevant planning history.

4 SUMMARY AND CONCLUSIONS

- 4.1 My Proof of Evidence provides planning evidence associated with the application for the deregistration and exchange of common land. In doing so I highlight that the registration of the Replacement Land as common land in itself does not amount to development requiring planning permission. Nevertheless I present a summary of the planning status of the Replacement Land having regard to matters such as relevant Development Plan allocations and designations and key planning constraints and present a summary of the planning history. I undertake the same exercises in relation to alternative sites considered for the Replacement Land, the Release Land and the rest of The Sands Common Land.